

Charlestown Mall

Box 2

Document 9

BID BOND

Bond No.



AETNA INSURANCE COMPANY HARTFORD, CONNECTICUT

The American Institute of Architects,
AIA Document No. A310 (February, 1970 Edition)

KNOW ALL MEN BY THESE PRESENTS, that we

Charles A. Gaetano Construction Corp.
1506 Whitesboro Street, Utica, NY 13502

as Principal, hereinafter called the Principal, and AETNA INSURANCE COMPANY, Hartford, Connecticut,

a corporation duly organized under the laws of the State of Connecticut

as Surety, hereinafter called the Surety, are held and firmly bound unto

Waterbury Felts, Inc., A Division of H. B. C., Inc.
Oriskany, NY

as Obligor, hereinafter called the Obligor, in the sum of

5% of Attached Bid ----- Dollars 15

for the payment of which sum well and truly to be made, the said Principal and the said Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has submitted a bid for

New Nonwoven Fabric Facility

NOW, THEREFORE, if the Obligor shall accept the bid of the Principal and the Principal shall enter into a Contract with the Obligor in accordance with the terms of such bid, and give such bond or bonds as may be specified in the bidding or Contract Documents with good and sufficient surety for the faithful performance of such Contract and for the prompt payment of Labor and material furnished in the prosecution thereof, or in the event of the failure of the Principal to enter such Contract and give such bond or bonds, if the Principal shall pay to the Obligor the difference not to exceed the penalty hereof between the amount specified in said bid and such larger amount for which the Obligor may in good faith contract with another party to perform the Work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect.

Signed and sealed this

22nd

day of

November

19 83.

Charles A. Gaetano Construction Corp.

(Principal)

(Seal)

Patricia Snyder
(Witness)

William C. Gaetano
William C. Gaetano, (Title) President

AETNA INSURANCE COMPANY

(Surety)

(Seal)

Patricia Snyder
(Witness)

Dominick T. DeAngelo
Dominick T. DeAngelo, (Title) Attorney-in-Fact

PRINCIPAL'S ACKNOWLEDGMENT

State of New York }
County of } ss:

On this _____ day of _____, 19____, before me
personally appeared _____ to me known
and known to me to be the person described in and who executed the foregoing
bond, and ___he duly acknowledges to me that ___he executed the same.

Notary Public

SURETY'S ACKNOWLEDGMENT

State of New York }
County of } ss:

On this _____ day of _____, 19____, before me
personally came _____ to me known, who
being by me duly sworn, did depose and say: that ___he resided in
_____ that ___he is the _____

of the _____ the corporation
described in and which executed the above instrument; that ___he knew the
seal of said corporation; that the seal affixed to said instrument was such
corporate seal; that it was so affixed by order of the Board of Directors
of said corporation, and that ___he signed _____ name thereto by
like order.

Notary Public

CORPORATION ACKNOWLEDGMENT

State of New York }
County of Oneida } ss:

On this 22nd day of November, 1983, before me
personally came William C. Gaetano to me known,
who, being by me duly sworn, did depose and say: that he resided in
Utica, New York, that he is the President

of the Charles A. Gaetano Construction Corp. the
corporation described in and which executed the above instrument; that he knew
the seal of said corporation; that the seal affixed to said instrument was
such corporate seal, that it was so affixed by order of the Board of
Directors of said corporation and that he signed his name thereto by
like order.

PATRICIA A. SNYDER

Notary Public in the State of New York
Appointed in Herkimer County
My Commission Expires March 30, 1984

Patricia A. Snyder

Notary Public

AETNA INSURANCE COMPANY

HARTFORD, CONNECTICUT

POWER OF ATTORNEY

Know all Men by these Presents, That AETNA INSURANCE COMPANY, a corporation created by and existing under the laws of the State of Connecticut, having its principal office in the City of Hartford, State of Connecticut, does hereby nominate, constitute and appoint **Dominick T. DeAngelo or Patricia A. Snyder of Utica, New York***

its true and lawful attorney(s) in fact, with full power and authority hereby conferred to execute, and to affix thereto the seal of the corporation, as Surety, as its act and deed, subject to the limitations and conditions hereinafter set forth, bonds and undertakings as follows:

Any and all bonds and undertakings of suretyship*

and to bind AETNA INSURANCE COMPANY thereby as fully and to the same extent as if such bond were signed by the duly authorized officers of AETNA INSURANCE COMPANY, and all the acts of said attorney(s), pursuant to the authority herein given, are hereby ratified and confirmed.

This power of attorney is granted under and by the authority of the following applicable paragraphs of ARTICLE 11 of the BYLAWS of the company:

The president or a vice president may execute fidelity and surety bonds and other bonds, contracts of indemnity, recognizances, stipulations, undertakings, receipts, releases, deeds, releases of mortgages, contracts, agreements, policies, notices of appearance, waivers of citation and consents to modifications of contracts as may be required in the ordinary course of business or by vote of the directors, and such execution may be attested where necessary or desirable and the seal of the company where necessary or desirable may be affixed to the specific instrument by a secretary or an assistant secretary.

The president or a vice president may with the concurrence of a secretary or an assistant secretary appoint and authorize an attorney-in-fact or any other person to execute on behalf of the company any such instruments and undertakings and to affix the seal of the company thereto where necessary or desirable.

The attorneys-in-fact under the preceding paragraphs of this article are authorized and empowered to certify to a copy of any of the bylaws of the company or any resolutions adopted by the directors or to the financial statement of the condition of the company and to affix the seal of the company thereto where necessary or desirable.

This power of attorney is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of the AETNA INSURANCE COMPANY at a meeting duly called and held on the 23rd day of May, 1969.

RESOLVED THAT, in the execution, attestation and sealing of any instrument or undertaking authorized by Article 11 of the Bylaws, the facsimile signatures of the officers and the facsimile seal of the Company affixed thereto shall be valid and binding upon the Company.

IN WITNESS WHEREOF, AETNA INSURANCE COMPANY has caused these presents to be signed by its President and its Secretary and its corporate seal to be hereunto affixed, attested by its Secretary, this 1st day of April, 1979.

AETNA INSURANCE COMPANY

Attest:

J. J. Murphy
Secretary



F. D. Watkins
President
J. J. Murphy
Secretary

STATE OF CONNECTICUT
COUNTY OF HARTFORD }

On this 1st day of April, 1979, before me, Diane L. Tackett, the undersigned officer, personally appeared **F. D. WATKINS and J. J. MURPHY** who acknowledged themselves to be the President and Secretary of AETNA INSURANCE COMPANY, a corporation, and that they, as such President and Secretary being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by themselves as President and Secretary, and that said Secretary affixed thereto the seal of the corporation and attested to the execution of the foregoing instrument.

In Witness Whereof I hereunto set my hand and seal.



Diane L. Tackett
Notary Public

My commission expires April 1, 1985

CERTIFICATE

I, the undersigned, Secretary of the AETNA INSURANCE COMPANY, a Connecticut corporation, DO HEREBY CERTIFY that the above and foregoing Power of Attorney remains in full force and has not been revoked; and, furthermore, that the paragraphs of ARTICLE 11 of the BYLAWS of the corporation, and the Resolution of the Board of Directors, as set forth in the Power of Attorney, are now in force.

Signed and Sealed at Hartford, Connecticut, this 22nd day of November, 1983.

J. J. Murphy
Secretary

State of New York,
County of Oneida
City of Utica }



On this 22nd day of November, 1983, before me personally appeared **Dominick T. DeAngelo**

New Hartford, NY, to me known, who being by me duly sworn, did depose and say that he resides in **New Hartford, NY**; that he is Attorney-in-Fact of AETNA INSURANCE COMPANY, the corporation described in and which executed the foregoing instrument; that he knows the seal of the said Corporation; that the seal affixed to such instrument is such corporate seal and was attached thereto by authority granted under the By-Laws of said Corporation, and that he signed his name thereto as Attorney-in-Fact by authority granted under the By-Laws of said Corporation, and that the said Corporation has received from the Superintendent of Insurance of the State of New York a certificate of solvency and of its sufficiency as surety or guarantor under Section 327, Chapter 882 of the Laws of 1939, being Chapter 28 of the Consolidated Laws of the State of New York for the year 1939, and as amended and that such certificate has not been revoked.

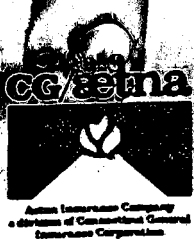
(SEAL)

PATRICIA A. SNYDER

Notary Public in the State of New York
Appointed in Herkimer County

My Commission Expires March 30, 1984

Patricia A. Snyder
Notary Public



FINANCIAL STATEMENT

December 31, 1981

ASSETS

Bonds.....	\$1,287,533,288
Stocks.....	779,643,176
Real Estate.....	4,829,337
Cash on Hand and in Bank.....	29,563,536
Premiums in Course of Collection.....	198,311,685
Interest Accrued.....	22,563,598
Other Assets.....	<u>276,746,733</u>
TOTAL ASSETS.....	\$2,599,191,353

LIABILITIES

Reserve for Unearned Premiums.....	\$ 421,671,288
Reserve for Losses.....	1,063,353,786
Reserve for Taxes.....	15,107,565
Reserve for Dividends.....	8,865,844
Funds Held Under Reinsurance Treaties.....	19,804,460
Other Liabilities.....	<u>719,715,891</u>
TOTAL LIABILITIES.....	\$2,248,518,834

Capital: 1,000,000 Shares, \$10 Par Value.....	\$ 10,000,000
Voluntary Undeclared Dividends to Policyholders Reserve.....	12,689,669
Voluntary Security Valuation Reserve.....	3,170,480
Surplus (Unassigned).....	<u>324,812,370</u>

SURPLUS TO POLICYHOLDERS..... \$ 350,672,519

TOTAL..... \$2,599,191,353

STATE OF CONNECTICUT)

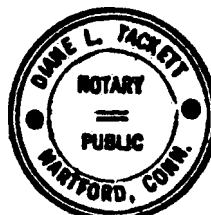
COUNTY OF HARTFORD)

James A. Mitchell, Jr., being duly sworn, says that he is the Vice President of the AETNA INSURANCE COMPANY and that to the best of his knowledge and belief the foregoing is a true and correct statement of the said Company's financial condition as of the 31st day of December, 1981.

Sworn to before me this 26th day of February, 1982.

Diane L. Tackett
Notary Public

James A. Mitchell Jr.
Vice President



My Commission expires April 1, 1985

LEAD SHEET

PROSPECT VOGEL MILING (ALLIED VAN LINES)
 ADDRESS 301 BLEEKER ST. PO BOX 869
UTICA

DATE 20 MAY 82
 PERSON Wm STRAUSS Mgr.
 IN CHARGE Geo CRISCONE S.M.
1-800-342-4172
 TELEPHONE 797-1170

BUY _____ RENT X BUILDING AREA RANGE 10,000 sq ft M to _____ LAND M AREA _____

USE STORAGE / House Hold & Computer Goods

SOURCE OF LEAD Bill G.

MOTIVATION _____

FINANCIAL RATING ?

LOCATION ONEIDA COUNTY (UTICA AREA)

ASSIGNED TO Walt
 SPECIAL REQUIREMENTS _____
 FLOOR LOAD: _____

ZONE _____

OCCUPANCY DATE: ASAP

LIVE STEAM: _____ GAS: _____

PRICE RANGE ?

WATER: _____ SEWAGE: _____

TYPE OF BLDG.: WHSE: X MFG. _____

OFFICES: X

NO. & TYPE FLOORS _____

CEILING HEIGHT: 20'-24' FT. UNDER STEEL: _____

SPRINKLER YES BAY SIZE: 25 X 25 +

RAILROAD SIDING: IN: _____ OUT: none

TRUCK DOCKS: IN: 2 OUT: _____ D.I. (1)

POWER: MIN. HEAT: YES OFFICE +

WAREHOUSE

RAIL POTENTIAL NONE

SPECIAL NOTES: In temporary space now.

Request proposal on new facility (20,000 sq ft in E. Utica I.P.)

Office (AC) to include 2 private rooms - open area for 6 - (approximate size 1,100 sq ft)

DATES

SITES & BUILDINGS SUBMITTED - PROGRESS REPORTS

5/20/82 Geo. Criscone - lease for 5 years or longer. 10,000 sq ft. 20-24' under steel for (container storage - units measure 7x7x6) office for 6 to 9 people. Request delivery date and costs.

Price by Jan 9TH

Bell 9. ,

6/24/82

I met with Vogel Moving and they have continued interest - A meeting is to be set in July with Mr. James Vogel, when he will be here from his Albany Headquarters.

Vogel has rented the former Wedgwood building on Broad Street for a one year period to satisfy their immediate storage needs.

I have a meeting with Mr. Hughes today in reference to a Butler Building

Walt.

**Charles A.
Gaetano
Construction
Corporation**

June 8, 1982

Mr. George Criscone, Sales Manager
Vogel Moving Co. (Allied Van Lines)
301 Bleecker St.
P.O. Box 869
Utica, NY 13503

1506 Whitesboro St. • Utica, N.Y. 13502
Phone 315/733-4611

Re: 10,000 SF Warehouse

Dear Mr. Criscone:

In accordance with your request, we propose to lease a 10,000 square foot portion of a new building, to be constructed on six (6) acres in east Utica. The yearly rental rate of \$2.75 per sq. ft. or \$27,500. annually, would be for a period of five (5) years. (A shorter term would be considered). The lease would be absolute net with the tenant responsible for real estate taxes (prorated share), insurance, maintenance and utilities.

Building Specifications:

Size - 10,000 SF ±
Ceiling Height - 24 ft.
Bay Sizes - 25 x 25' approximately
Truck Docks - Tailboard 2
Truck Door - Drive in 1
Office - Approximately 1,100 SF, Air conditioned, to include
(2) private offices, fully sprinklered, fully heated.
Outside Parking - Paved

The building is to be built on a 6 acre site affording expansion. The zoning of the area will permit light manufacturing, warehouse/distribution and retail sales.

Thank you for the opportunity to submit this proposal.

I am enclosing a brochure giving a background of our company and showing a cross section of completed projects. If there are any questions, please contact me.

Very truly yours,

CHARLES A. GAETANO CONSTRUCTION CORPORATION

Walter R. Schirber
Director of Marketing

WRS:jb
Enc.

We have some leverage
per Larry -
Bill call after
3:30

Partners Associates Letterhead.

We propose to build and lease a warehouse to Vogel Van and Storage. Said warehouse is to be located at the corner of Dwyer Avenue and Pitcher Street, Utica, N.Y., shown on the attached site plan. The building scope is attached. Additional land will be reserved to allow future building expansion.

1. The terms of the lease will be for a period of five years at an annual rental rate of ~~\$3.30~~^{41.580} per year with two five year option periods. The annual rental rate for each option period would be the base rate plus a percentage increase based on the BOECK Index.

2. The terms of the lease will be for a period of ten years at an annual rental rate of ~~\$3.15~~^{37.800} per year with one five year option period. The annual rental rate for the option period would be the base rate plus a percentage increase based on the BOECK Index.

3. The term of the lease will be for a period of fifteen years at an annual rental rate of ~~\$3.00~~^{37.170}.

The lease is to be absolute net, with the tenant responsible for the costs of real estate taxes, insurance, utilities and maintenance. The building, paving, and landscaping is 100% guaranteed for the first full year. This proposal is subject to ~~the~~ ^{the} satisfaction of ~~the~~ ^{the} financial statements.

CharlesTown

FACTORY OUTLETS CENTER

A GAETANO ASSOCIATES DEVELOPMENT • 311 TURNER STREET, UTICA, NEW YORK 13501 • 315-724-8175

We propose to build and lease a warehouse to Vogel Van and Storage. Said warehouse is to be located at the corner of Dwyer Avenue and Pitcher Street, Utica, N.Y., shown on the attached site plan. The building scope is attached. Additional land will be reserved to allow future building expansion.

1. The terms of the lease will be for a period of five years at an annual rental rate of \$41,580 per year with two five year option periods. The annual rental rate for each option period would be the base rate plus a percentage increase based on the BOECK Index.
2. The terms of the lease will be for a period of ten years at an annual rental rate of \$39,690 per year with one five-year option period. The annual rental rate for the option period would be the base rate plus a percentage increase based on the BOECK Index.
3. The term of the lease will be for a period of fifteen years at an annual rental rate of \$37,800.

The lease is to be absolute net, with the tenant responsible for the costs of real estate taxes, insurance, utilities and maintenance. The building paving and landscaping is 100% guaranteed for the first full year. This proposal is subject to financial statements.